STATEMENT OF WORK (SOW) AND TECHNICAL SPECIFICATIONS

FOR

THE MISSOULA FIELD OFFICE RENOVATIONS

MISSOULA, MT

JUNE 2026

1. BACKGROUND

The Bureau of Land Management's (BLM) Missoula Field Office Administration Building was built in 1983 and has received few updates since its original construction. The BLM acquired the building through a 15-year rent-to-own agreement finalizing ownership in April of 1999. The building was constructed with characteristics matching the existing nature of Historic Fort Missoula, including a stucco exterior and clay tile roof. It has been noted that portions of the roof were installed incorrectly during the initial construction, manifesting in leaks along many of the ridges and valleys of the structure. The gutters have not been replaced since the building's inception and the exterior paint, fascia, and eave need extensive repairs and, in some cases, a full replacement.

The BLM is requesting a contractor with specialization in roofing, gutters, exterior painting, and interior finish work to complete renovation efforts on the Missoula Field Office Administrative Building as described in the following Statement of Work.

2. DESCRIPTION OF SERVICES

Services consist of repairing sections of the Missoula Field Office Administrative Building roof, replacing existing gutter systems, repairing/replacing fascia, painting the exterior of the structure, and replacing the existing carpet.

The contractor will be required to provide proof of certifications and past performance examples showing proficiency in the work requested. The contractor will be expected to work on a consolidated timeline, in conjunction with the BLM engineer, and remove all waste and debris from the project area after renovation efforts have been completed.

Place of Performance: Location – Missoula Field Office- 3255 Fort Missoula Rd, Missoula, MT 59801, coordinates- 46°50'35.1"N 114°03'14.9"W

Site Conditions: Bureau of Land Management's Missoula Field Office Administrative Site is located along Fort Missoula Road. A two-lane paved roadway accessed by city streets.

Period of Performance: Performance time for this task order is July 1st, 2026– December 31st, 2027. Workdays are limited to Monday – Friday (Excluding Federal holidays) between the hours of 7:30 AM and 6:00 PM, unless otherwise arranged in advance with the Contracting Officer.

3. GENERAL INFORMATION

I. PAYMENT

A. Payment shall be made in one (1) lump sum at quoted price including the cost of all materials and delivery plus any and all costs associated with overhead, profit, etc.

II. General Conditions

A. Qualifications: The contractor will possess the minimal professional qualifications for each discipline of work and provide proof of similar past performance experience within the past 5 years.

B. Scope of Services: The project includes furnishing all labor and materials as described in section III. Contractors will possess all necessary licenses to accomplish the specified work. Equipment shall be in good working order and materials shall be inspected by the Contracting Officer's Representative prior to installation.

C. Warranty: The Contractor warrants that the work performed under this conforms to the contract requirements and is free from any defect in equipment, material, design, finish, or workmanship performed by or the responsibility of the Contractor. Contractor shall warrant installed all materials and construction methods for a minimum of one-year from date of completion.

D. Cleanup and Disposal: The Contractor shall be responsible for solid waste disposal. The Contractor shall at all times keep the area in a clean, neat, and orderly condition. Construction related debris, including but not limited to used motor oil, oil cans, grease cartridges and refuse shall be removed promptly from the site and disposed of in a lawful manner off Bureau of Land Management lands. Fees for the use of landfills or transfer stations shall be paid for by the Contractor if there is a charge.

III. Submittals

A. The contractor shall submit with quote information, a work plan & schedule along with any certifications and past performance examples within the past 5 years showing proficiency in roof and gutter replacement, exterior painting, and building interior experience not limited to tiling, carpeting, plumbing, and HVAC.

4. TECHNICAL REQUIREMENTS

PROJECT DESCRIPTION

Project extents consist of repairing sections of the Missoula Field Office Administrative Building roof, replacing existing gutter systems, repairing/replacing existing fascia and soffit, painting the exterior of the structure, and replacing the existing carpet.

Workdays will need to be scheduled between the contractor and The BLM 3 days in advance. BLM staff will be based out of office throughout the duration of the project. The contractor should make maximum effort to minimize impacts on staff's daily operations, including consolidating work efforts and detailed planning with the BLM engineer. Any questions or comments can be directed to the BLM Engineer, Grady Anderson, at 406-329-1021 or ganderson@blm.gov.

PROJECT DELIVERABLES

4.01 Clay Tile Roofing

A. General

The contractor will be required to provide labor and materials to perform roof repairs on all hips and ridges of the existing structure as shown in plans. All roof preparation work shall be completed per specification guidelines provided by Ludowici found here… https://ludowici.com/wp-content/uploads/LRT-435-Ludowici-Barrel-Tile-Installation-Manual-0617.pdf

B. Products

i. Hip Tile
   a. Type: V-Hip
ii. Ridge Tile:
   a. Type: V-Ridge
   b. Size: 16”
   c. Exposure: 14”
iii. Field Tile:
   a. Type: Straight Barrel
   b. Size: 16”
   c. Style: Italia

C. Execution

Roof repairs shall be completed as shown in plans and per specifications noted in the installation guide provided by Ludowici found here… https://ludowici.com/wp-content/uploads/LRT-435-Ludowici-Barrel-Tile-Installation-Manual-0617.pdf

4.02 Exterior Painting

A. General

i. Contractor shall furnish all labor, materials, tools, and equipment necessary for the cleaning, preparation, sealing and painting of all specified surfaces.
ii. All work is to be done in a workmanlike manner by skilled workers and carried out in such a way as to minimize any inconvenience to the occupants and tenants. The contractor shall maintain a full workforce from the start to completion of work and shall leave a qualified foreman on the job at all times.
iii. The contractor, once having started the job, will continuously and expeditiously proceed with its vigorous prosecution until completion.
iv. All materials shall be applied free from runs, sags, wrinkles, streaks, shiners, and brush marks.

v. All materials shall be applied uniformly.
vi. The contractor shall be responsible for and use utmost care in the protection of the occupants as well as any surrounding property including all homes, parked vehicles and any other property in the area from paint and/or any other damage.
vii. The contractor shall be solely responsible for the rectification of any such damage, the clean-up involved from work outlined in this specification, and their employees during the performance of their labor.

B. Products

The contractor will be required to repaint all exterior walls of the existing administrative building.

i. Exterior Stucco Substrates
   Sealer: Masonry Sealer
   Finish: Custom Match
ii. Exterior Rafters, Fascia, & Soffits
   Finish: Intellectual Gray Sherwin Williams 7045
iii. Windows and Doors
   Finish: Arugula Sherwin Williams 6446

C. Execution

i. Access: BLM agrees to and shall be responsible for the trimming and/or removal of all foliage clinging to or otherwise obstructing the building and permit adequate access to the areas to be painted. The Contractor must be allowed easy access to all locked areas that have been included to be painted.

ii. Staging Area: Contractor is to submit their requirements for a staging area (shop and storage areas) and parking areas for their employees, and the BLM will make every effort to provide a suitable area. At the end of each working day, all equipment, ladders, paint, supplies, vehicles, etc. must be returned to the staging area and the working area must be left clean. Protection of this area is the sole responsibility of the Contractor and shall be left in a clean, safe, and acceptable manner.

iii. Material Removal: Upon completion of an area, it shall be left in a clean and orderly condition and all paint splatters, contaminated rags and trash shall be removed.

   a. Contractor shall be responsible for the proper disposal of any hazardous waste generated during the course of work.

   b. Upon completion of the job, the Contractor must remove all surplus materials, scaffolds etc., from the premises that relate to their trade. The Contractor shall clean all window glass free of excess paint and splatters and remove paint that has been misplaced on any other surfaces.

iv. Preparation of the Surfaces:

a. The contractor shall be wholly responsible for the quality of their work and is not to commence any part of it until all surfaces are in proper condition.

b. All surfaces are to be cleaned of mildew, chalk, peeling paint, and other residues. If, for any reason, the surface cannot be cleaned, this condition must be promptly reported to the BLM in writing, or the Contractor will assume responsibility for the condition.

c. If the contractor considers any surface unsuitable for proper finishing, they are to notify the BLM of this fact in writing. The contractor is not to apply any material until corrective measures have been taken, or the BLM has instructed them in writing to proceed under the current conditions.

d. The prime coat shall be applied soon after surface preparation has been completed, to prevent contamination of the substrate.

v. Exterior Substrate Preparation

a. Cleaning:

i. Any mold and mildew must be removed as described in the above section

ii. Pressure clean all stucco and masonry surfaces with pressure washing equipment of at least 3000 P.S.I. or greater being sufficient to remove as much existing deteriorating coating as possible. It is recommended to use a rotating nozzle on the pressure cleaner to facilitate removal of the existing deteriorating coating and to help identify any areas that are not presently deteriorating. All masonry surfaces must be free of dirt, grease, oil and chalk. All surfaces are to dry thoroughly.

iii. Surfaces are to be tested with phenolphthalein (chemically), to make sure stucco has cured before any coating is applied.

iv. Areas exhibiting rust leaching from reinforcing steel are to be chipped to the reinforcing rods and primed with an Acrylic Metal Primer.

v. Rust stains must be thoroughly removed. After rinsing the surface with water, apply a solution of 2% oxalic acid or appropriate oxalic acid compound in water. It is important to observe the precautions listed on the container of these compounds for safe handling and storage. Wash with sponge and scrub brush until stain is removed, then rinse with clear water. Should rusting be evident; prime with Acrylic Metal Primer. Apply two coats if necessary.

b. Surface Sealer:

i. After proper surface preparation, prime the entire exterior masonry surface with one coat of masonry conditioner according to the manufacturers label instructions.

ii. Certain colors may require a pigmented sealer.

iii. The Contractor is responsible for testing sealer coverage. The Contractor may choose to use a pigmented sealer.

c. Joint Sealant:

i. All loose or deteriorated perimeter sealant around exterior sides of doors and windows are to be removed.

ii. Apply surface sealer to stucco surfaces along the entire joint to receive sealant.

iii. Apply a solvent wipe to metal surface, along the entire joint to receive the sealant. Do not contaminate stucco substrate with solvent.

iv. Apply paintable Acrylic Urethane Sealant to full perimeter of door frames and windows to form a complete seal between metal and stucco. Tool the application of sealant in a matter to ensure proper adhesion.

d. Stucco Repair:

i. All loose, broken, or spalling stucco must be removed, and adjacent areas of suspect areas “sounded” for deteriorated stucco.

ii. Prior to repairing stucco, the affected area will be prepared with a bonding agent. Stucco work should conform to ASTM standards and have surface texture to match the surrounding area as closely as possible. As this type of repair, along with new concrete, almost never matches the surrounding area exactly; any results in different surface textures or shadow is not considered a paint or application defect.

iii. All cracks in masonry larger than hairline (over 1/16”) are to be ground out mechanically to form a new “V” or U” shape, measuring ¼”, blown or brushed out to remove all dust, and dried of all moisture. The resultant opening shall have Masonry Sealer followed by a paintable Acrylic Urethane Sealant. Provide BLM and paint manufacturers with a Technical Data Sheet of sealant prior to commencement of work.

iv. Once cured, the filled crack shall be over coated with Knife Grade Elastomeric Patching Compound or equivalent, crowned in the center approximately 1 /16”

and feathered at least 3” on either side of the crack to match the surrounding surface as closely as possible.

v. All hairline cracks (less than 1/16”) will be filled using Brush Grade Elastomeric Patching Compound or equivalent over a properly primed surface, crowning the application approximately 1/16” over the center of the crack and feathering the edges approximately 2” on either side to match the adjacent surface.

vi. After proper surface repair, spot prime patching material with one coat of the recommended masonry conditioner according to the manufacturer’s label instructions.

NOTE: Previously repaired cracks, which have reopened, shall have all existing patch material removed and the crack treated as described above.

e. Finish Coat:

i. After all crack repairs have fully cured, apply, as needed, the number of coats of the recommended exterior finish specified, unless stated otherwise, at a rate of application as stated on the label directions and to achieve uniformity of sheen and opacity of color.

f. Exterior Previously Painted Metal Substrates:

i. Surfaces to be painted shall be cleaned with an appropriate solvent or detergent solution to remove all traces of dirt, dust, grime, and oil residues prior to application of the coatings

ii. Surfaces that exhibit moderate to heavy chalk must be cleaned by power wash. Any mold and mildew must be removed as described in the sections above

iii. Loose, peeling, blistering, flaking paint and rust shall be removed by power tool cleaning with wire brush, needle gun, scraping, or sanding

iv. Glossy surfaces should be dulled by sanding or other abrasive methods to ensure an adhesion of succeeding coats.

v. After proper preparation, apply one coat of Rust Converter primer to the exposed rusted surfaces according to the manufacturer label instructions.

vi. To the properly prepared surface, prime or spot prime as necessary with the recommended RUST DESTROYER inhibitive products according to the manufacturer label instructions. Small areas may be spot primed with RUST DESTROYER

g. Preparing Exterior Wood Surfaces:

i. Pre-priming of wood surfaces before erection is required and will reduce paint adhesion failures. Caution: Smooth planed clapboards or siding must be sanded thoroughly to break the “mill glaze” to allow proper penetration and adhesion.

ii. Wood siding, trims sash, framing, and similar surfaces that exhibit blistering, peeling, or scaling must be cleaned to a sound substrate by appropriate means. Exposed wood should be spot primed with a Fresh Start exterior primer before applying an overall coat of primer. Medium to heavy chalk deposits must be removed. To perform the operation most effectively, the use of high-pressure power wash is strongly recommended. If mildew is present, N318 Multi-Purpose Cleaner should be added to the water according to label instructions.

iii. Chronic peeling and scaling may be overcome by venting clapboard siding with wedges, screened disks, or installation of an exhaust fan in the laundry room and bathrooms. Peeling around window and door frames can frequently be eliminated by caulking. Damp basements can also contribute to the absorption of water in wood substrate, which is frequently the result of poor drainage around the foundation.

iv. Unweathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a stream of water from a garden hose to remove salts that can interfere with adhesion

4.03 Manufactured Gutters and Downspouts

Note to contractor: Specifications as outlined are suitable for multiple gutter profiles and material, please choose as indicated.

A. General

i. The work includes, but is not necessarily limited to, furnishing and installation of all preformed metal gutters, and accessories as indicated on the drawings and specified herein.

ii. Product Data: Submit manufacturer’s technical product data, installation instructions and recommendations for each type of gutter required.

iii. Samples:

a. Submit Manufacturer’s standard color Samples for Architect’s/Engineer’s selection.

b. Installer to submit complete shop drawings indicating thickness and dimensions of parts, fastenings and anchoring methods, details and locations of gutter

system and other provisions necessary to accommodate thermal expansion and contraction.

c. Shop drawings show methods of erection, elevations and plans of roof, sections and details, sealants, substrates, interfaces with all materials not supplied and proposed identification of parts and their finishes.

iv. Installer's Qualifications: Installer shall meet the following:

a. Successfully applied metal gutter systems of comparable size and complexity, which reflect quality installation.

b. Provide proof of performed work for a minimum period of three years.

v. Manufacturer's Qualifications

a. Manufacturer shall have a minimum of 3 years experience supplying metal gutter systems to the region where the work is to be done.

vi. Regulatory Agency Requirements

a. Comply with UBC and local Building Code requirements if more restrictive than those specified herein.

vii. Product Delivery, Storage, and Handling

a. Protect against damage and discoloration

b. When hoisting ,handle gutter with non-marring slings.

c. Do not bend gutter.

d. Store gutters above ground, with one end elevated for drainage.

e. Protect gutters against standing water and condensation between adjacent surfaces.

viii. Project Conditions

a. Examine the conditions and substrates in which metal gutter system is to be installed. Substrate shall be level, flat and true to avoid gutter stresses and distortion.

b. Proceed with gutter installation only after satisfactory conditions are met.

ix. Warranty

a. Manufacturer's standard Limited Lifetime coating performance warranty, as available for specified installation and environmental conditions. (Contact a Custom-Bilt Metals representative to determine actual warranty criteria.)

x. Contractor's Warranty

a. Warrant gutters, flashings, sealants, fasteners and accessories against defective materials and/or workmanship, to remain watertight and weatherproof with normal usage for two (2) years following Project Completion date.

B. Products

i. Gutter Designation

a. 6" O.G

ii. Gutter Material

a. Prefinished Aluminum made up of Alloy 3105/5005, Hardness (H14) in thickness .032

iii. Exterior Finish

a. Dura Coat / Polyester resin

iv. 3. Interior Finish
    a. Polyester resin
v. Color
    a. White
vi. Fasteners
    a. Per manufacturer's recommendation
vii. Sealant
    a. Gunnable Grade Caulking: Single component polyurethane caulk
viii. Flashing
    a. Material, gauge and finish to match gutters.
ix. Fabrication
    a. Fabricate gutters, flashings and accessories in longest practical lengths.
    b. Gutters shall be factory or field formed as required.

C. Execution

i. Existing Conditions
    a. Remove and dispose of all existing gutter systems off-site
    b. Verify that members to receive gutters are complete, accurately sized and located, in true plane, secure and otherwise properly prepared.
    c. Prior to starting work, notify BLM about any defects requiring correction
    d. Do not start work until conditions are satisfactory.
ii. Preparation
    a. Verify field measurements prior to fabrication.
    b. If field measurements differ from drawing dimensions, notify Architect/Engineer prior to fabrication.
iii. Protection
    a. Treat, or isolate with protective material, any contacting surfaces of dissimilar materials to prevent electrolytic corrosion.
    b. Protect Work of other Trades against damage and discoloration.
iv. Surface Preparation
    a. Clean and dry surfaces prior to applying sealant.

D. Installation

i. Gutters
    a. Comply with gutter manufacturer's instructions for assembly and installation.
    b. Install in accordance with approved shop drawings.
    c. Secure gutters without warp or deflection.
ii. Flashing
    a. Install in compliance with Manufacturer's installation instructions and Architect approved Shop Drawings.
    b. Install flashings to allow for thermal movement.
iii. Cutting and Fitting
    a. Neat, square and true. Torch or saw cutting is prohibited.
iv. Clean Up and Close Out

a. Touch-up paint should be applied to damaged paint areas that involve minor scratches or abrasions.

v. Cleaning and Repairing

a. At completion of each day's work, sweep the Gutters, and Flashings clean. Do not allow fasteners, cuttings, filings or scraps to accumulate.

b. Remove debris from Project Site upon work completion or sooner, if directed.

4.04 Carpet Tile

A. General

i. Submittals: Product data and samples for each product and color used. Comply with CRI (Carpet & Rug Institute) 104 – Sept. 2015, "General Requirements" found here… chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://carpet-rug.org/wp-content/uploads/2019/03/CRI-104-STANDARD-For-INSTALLATION-of-COMMERCIAL-CARPET.pdf

ii. Shop drawings will not be required

iii. Testing of concrete will not be required

iv. Extra Materials: Deliver to BLM carpet tiles equal to 5 percent of each type and color carpet tile installed, packaged with protective covering for storage.

B. Products

i. Carpet Tile

Manufacturer: Philadelphia Commercial by Shaw
Style: Genius #54844
Color: Sharp #44515

**substitution permitted upon BLM approval*

C. Execution

i. Removal

a. Remove and dispose of all existing carpet off-site at the contractors' expense

ii. Installation

a. Comply with CRI 104, Section 10, "Carpet Tiles" found here chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://carpet-rug.org/wp-content/uploads/2019/03/CRI-104-STANDARD-For-INSTALLATION-of-COMMERCIAL-CARPET.pdf

b. Monolithic Installation Pattern

OTHER RELATED DOCUMENTS AND DRAWINGS

The following specifications are part of this solicitation and any resulting contract.

- CRI (Carpet & Rug Institute) 104 -- 2015, will be used as the base specifications

END OF SECTION